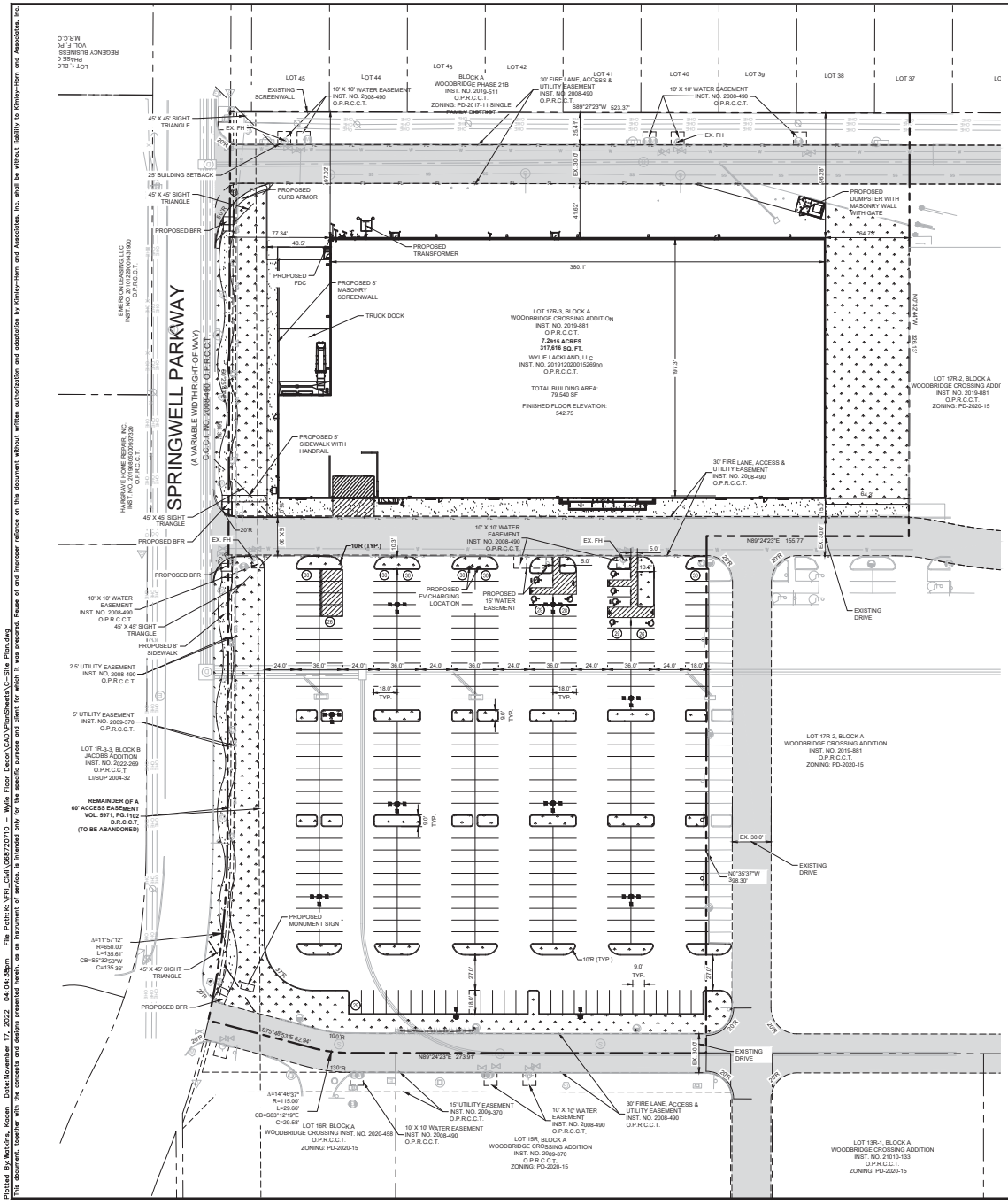

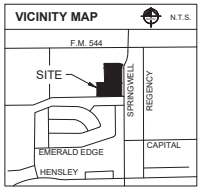

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE 1" = 40'

LEGEND

- PROPERTY LINE
- 4" SIDEWALK PAVEMENT
- EX. FIRE LANE
- PROPOSED LANDSCAPE
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT (FH)
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED LIGHT POLE

SITE DATA SUMMARY TABLE

LOT DESIGNATION	BLK A, LOT 17R-3
ZONING	PD-2020-15
PROPOSED USE	RETAIL
LOT AREA / SQ. FT. AND AC	317,596 SF 7.29 AC
LOT COVERAGE	1:0.25
BUILDING HEIGHT/ BUILDING STORIES	25' / 1 STORY
BUILDING FOOTPRINT	79,540 SF
TOTAL PARKING REQUIRED (1/400 SF)	199 SPACES
TOTAL PARKING PROVIDED	351 SPACES
TOTAL ADA PARKING REQUIRED	8 SPACES
TOTAL ADA PARKING PROVIDED	8 SPACES

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
4. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

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SITE PLAN
WOODBRIDGE CROSSING
ADDITION (CWY), BLK A, LOT 17R-3
7.29 ACRES
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835
CITY OF WYLIE, COLLIN COUNTY, TEXAS
PREPARATION DATE: 10/25/2022

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CONTACT: VANESSA MASELL

No.	REVISIONS	DATE

Kimley»Horn
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Kimley»Horn
No. 125 LICENSED
STATE OF TEXAS
JASON A. MANCHA
PE
PRELIMINARY

SCALE: AS SHOWN
DESIGNED BY: CKW
DRAWN BY: KTV
CHECKED BY: CAK

SITE PLAN

FLOOR & DECOR
CITY OF WYLIE, TEXAS

DATE: 11/21/22
PROJECT NO.: -
SHEET NUMBER: 1 OF 1

Plotted By: Workina, Kraden Date: November 17, 2022 04:04:38pm File Path: K:\FBL_Civil\068722010 - Wylie Floor Decor\CAD\PlanSheets\C-Site Plan.dwg
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